

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Elkin Diaz
Project Engineer
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Old Florida Corp.

Case #: 6 P 03

Date: June 10, 2003

Comments:

1. Provide letters from all franchise utility providers releasing their interest in the portion of street to be vacated.
2. Obtain the signature of Tony Irvine, PSM, City Surveyor prior to requesting authorization to proceed to the Planning & Zoning Board for review.
3. Provide a point-by-point narrative for the evaluation criteria listed under ULDR Section 47-24.6.A.4.
4. The City has a six (6) inch water main and an eight (8) inch gravity sewer main within this right of way. Owner shall indicate the disposition of these utilities prior to the Department authorizing any vacation. The applicant must prepare a plan or detailed information on how he/she is to maintain service to customers for City owned and franchise utilities. Staff shall then evaluate that plan.

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Division: Parks & Recreation

Member: Kathleen Connor
954-828-5869

Project Name: Old Florida Corp.

Case #: 6 P 03

Date: June 10, 2003

Comments:

1. The Broward County Greenway, Dixie Highway Trail is proposed for this area that the applicant would like a vacation and appears to be in conflict with the proposed City/County greenway.

Recommendations:

1. Staff would advise the applicant to consider working with the city in the consideration of the vacation and dedication of a portion of this R.O.W for a public greenway.

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Division: Planning

Member: Mike Ciesielski
954-828-5256

Project Name: Old Florida Corp.

Case #: 6 P 03

Date: June 10, 2003

Request: Vacate a portion of NE 18th Street

Comments:

1. The proposed vacation must comply with **all** of the applicable requirements of the ULDR. Specific attention should be paid to those requirements listed in Sec. 47-24.6 (Vacation of rights-of way).
2. Pursuant to Sec. 47-24.6 and Table I, Section 47-24.2., a request to vacate a right-of-way requires a Level IV review. A Level IV review means that the request must be reviewed by the Planning and Zoning Board. (A separate application and fee is required for the Planning and Zoning Board review). The City Commission will hear this request at a public hearing and either approve, conditionally approve, or deny the vacation request.
3. Provide a detailed narrative that
 - explains why this vacation is necessary
 - demonstrates how this request complies with **EACH** of the Adequacy Requirements as listed in Sec. 47-25.2
 - describes what effect this vacation will have on the traffic that has been rerouted due to the installation of the roundabout at NE 18th Street and NE 15th Avenue.
4. Show roundabout (NE 15th Avenue and NE 18th Street) on the Sketch and Legal Description diagram. Discuss with Engineering Design Manager what is the suggested distance from the roundabout that a right-of-way vacation may start.
5. Pursuant to the recommendation made by the Property and Right-Of-Way Committee made at its February 20, 2003 meeting, provide a narrative that addresses
 - drainage issues
 - retention of utility easements within the right-of-way
 - how the configuration of the vacation will complement the City's project on NE 15th Avenue.

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- identify the present status of negotiations with the property owners immediately north of the subject right-of-way to be vacated (these property owners may want to join in this request).

6. Provide documents that demonstrate that parking was permitted in this right-of-way.
7. Discuss with representative from Parks and Recreation whether this vacation will impact the proposed Greenway Plan alongside the FEC Railroad.
8. Additional comments may be forthcoming at the DRC meeting.

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Division: Zoning

Member: Terry Burgess
954-828-5913

**Project
Name:** Old Florida Corp.

Case #: 6 P 03

Date: June 10, 2003

Comments:

No comments.